

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN ANTONIO  
ANTONIO DEVELOPMENT REVIEW COMMITTEE  
Date: 1-19-95  
File # 451  
Signed: [Signature]

RECEIVED  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
JAN 23 1995  
Scale: 1" = 100'

DEVELOPER:  
SAM S. MILLER  
7711 LOUIS PASTEUR STE. 300  
SAN ANTONIO, TEXAS 78228-3401

NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS  
DELINEATED ON F.I.R.M. PANEL 480045-0001B DATED DECEMBER 15, 1983.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
for  
1604/BABCOCK ENTERPRISE ZONE  
14.7 ACRES

JOB NO. 3551.00  
DATE 12.21.94  
DESIGNER J.B.  
CHECKED DR DRAWN ME  
SHEET 1 OF 1

PAPE-DAWSON ENGINEERS  
CIVIL & ENVIRONMENTAL  
9310 BROADWAY BUILDING II  
SAN ANTONIO, TX 78217-5987  
210/824-9494  
FAX 824-3491

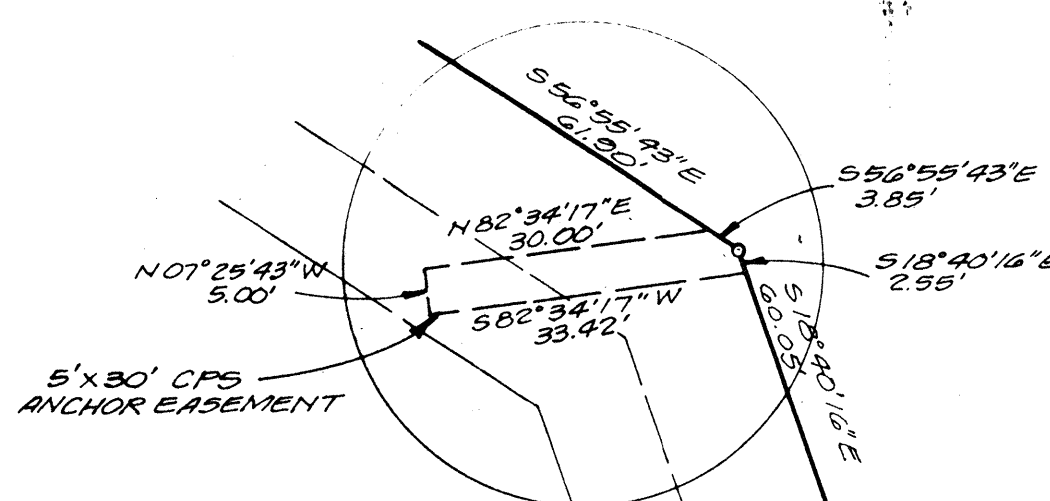
REVISIONS:

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, petrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

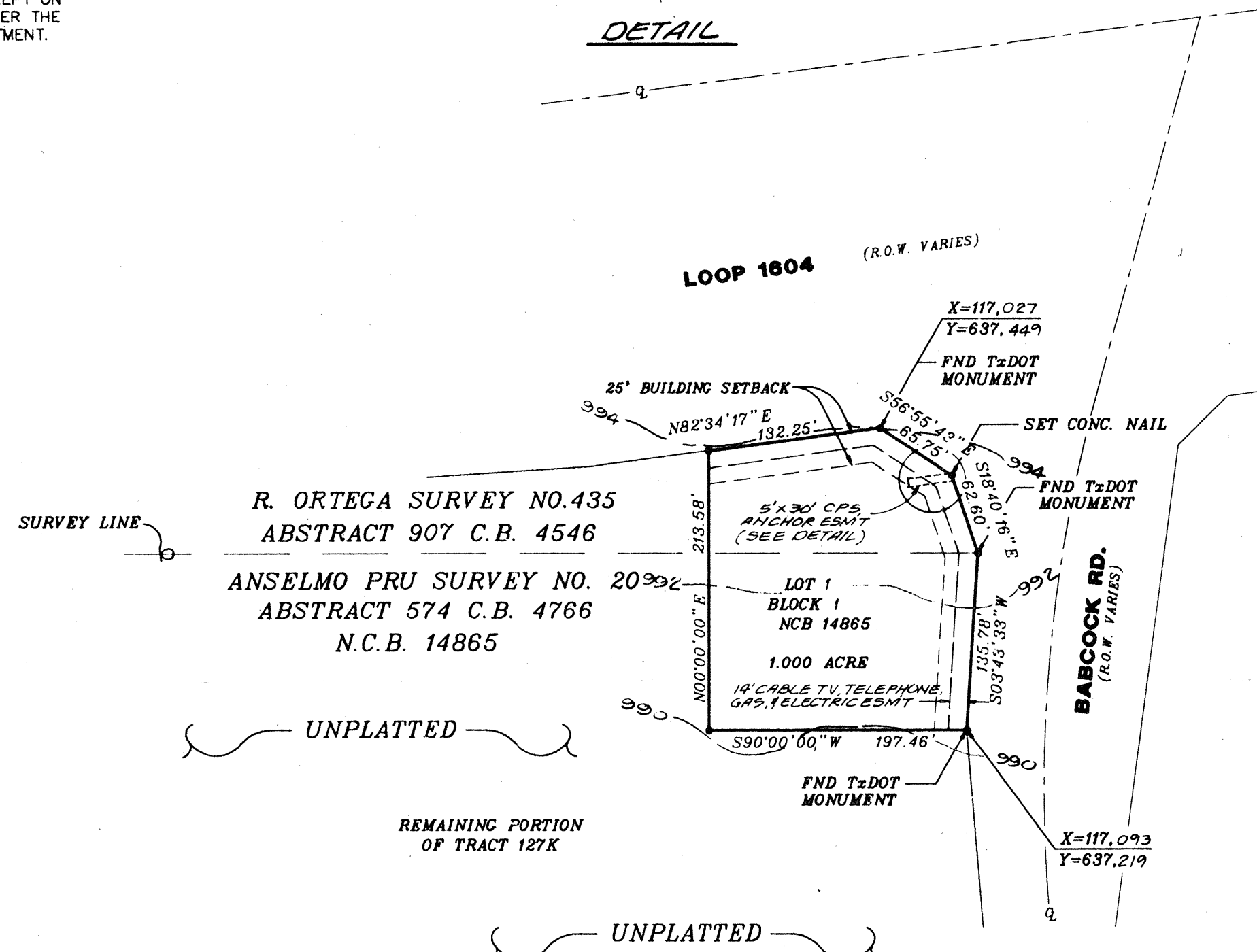
Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

#### WASTEWATER EDU NOTE

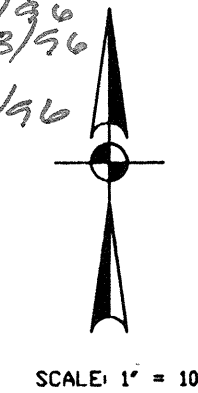
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



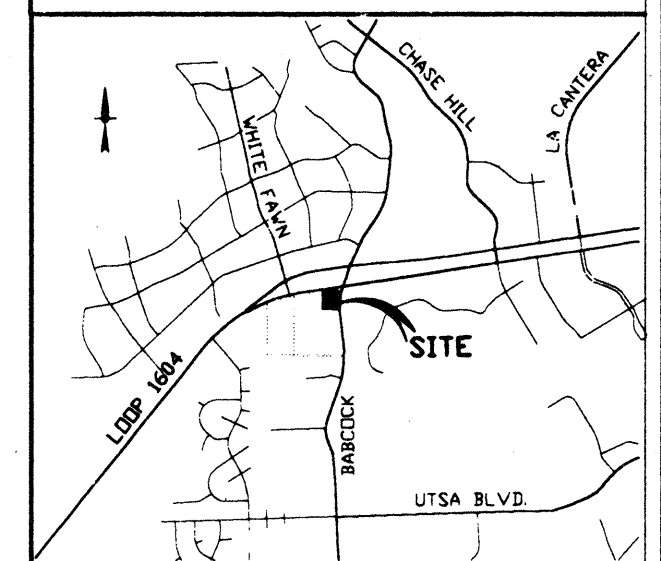
#### DETAIL



POADP accept = 1/12/95  
submitted = 1/21/96  
plat filed = 5/28/96  
app = 6/10/96



PLAT NO. 960093



#### LOCATION MAP

N.T.S.

PLAT APPROVED

JUN 10 1996  
Director of Planning  
City of San Antonio

#### NOTES

- (1) For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
- (3) Maximum access points to State highway from this property being platted will be regulated as directed by "Regulations For Access Driveways To State Highways", based upon the originally platted highway frontage.

#### NOTES:

1. BEARING SYSTEM IS BASED ON T&DOT R.O.W. MAP.
2. MONUMENTATION IS BASED ON IRON RODS FOUND ON GROUND.
3. COORDINATES SUPPLIED BY THE CITY OF SAN ANTONIO.
4. ALL 1/2" IRON RODS SET WITH YELLOW CAP MARKED PAPE-DAWSON UNLESS OTHERWISE NOTED.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*Samuel G. Jacobson*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30th DAY OF MAY  
A.D. 1996

*Richard Olivar*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

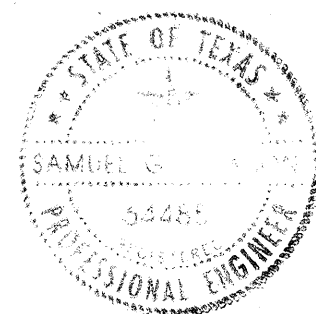
*HEAD, INC.*  
OWNER

*Helen S. Jacobson*

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Helen S. Jacobson*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF May  
A.D. 1996

*Betty Brilman*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



Total area 14.7 ac  
1.00 = .068

#### SUBDIVISION PLAT ESTABLISHING

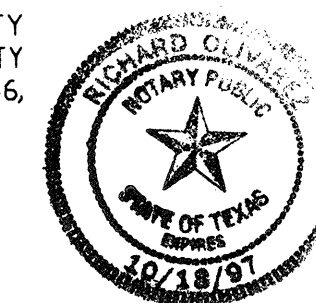
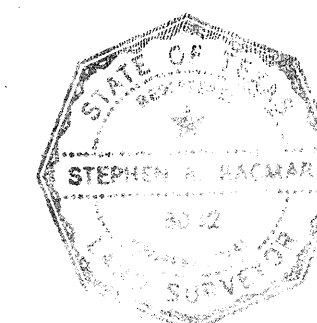
#### 1604/BABCOCK ENTERPRISE ZONE, UNIT-1

A 1.000 ACRE TRACT OF LAND BEING A PORTION OF TRACT 127K, NEW CITY BLOCK 14865, BEING OUT OF ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574 COUNTY BLOCK 4766, AND R. ORTEGA SURVEY NO. 435, ABSTRACT NO. 907 COUNTY BLOCK 4546, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF 1604/BABCOCK ENTERPRISE ZONE, UNIT-1 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE SECTION 212.0065.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 19 \_\_\_\_\_

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Stephen A. Macfar*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30th DAY OF MAY  
A.D. 1996

*Richard Olivar*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M. IN THE RECORDS OF SAID COUNTY,

IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

**CITY OF SAN ANTONIO**  
**APPLICATION FOR A PRELIMINARY OVERALL AREA**  
**DEVELOPMENT PLAN (POADP)**

RECEIVED  
94 DEC 21 PM 4:25

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Date Submitted: December 21, 1994

Name of Application: 1604 / Babcock Enterprise Zone

Owner/Agent: Sam S. Miller

Phone: (210) 614-2700

Address: 7711 Louis Pasteur, #300, San Antonio, TX

Zip code: 78229

Engineer/Surveyor: Pape-Dawson Consulting Engineers, Inc.

Phone: (210) 824-9494

Address: 9310 Broadway, Building II, San Antonio, TX

Zip code: 78217

Existing zoning: B-3

Proposed zoning: \_\_\_\_\_

Texas State Plane Coordinates: X 2,117,189  
(at major street entrance)

Y 696,765

Plat is over/within/includes: San Antonio City Limits

Yes ☒

No ☐

Edwards Aquifer Recharge Zone?

Yes ☒

No ☐

Land Area Being Platted:

Lots

Acres

Single-Family (SF)

0

0

Non-Single Family (NSF)

0

0

Commercial & other

4

14.7

TOTAL =

14.7

Print Name: Sam S. Miller

Signature: \_\_\_\_\_

Date: 12/21/94

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

Dennis Rion



# CITY OF SAN ANTONIO

January 19, 1995

Mr. Sam S. Miller  
Pape-Dawson Engineers  
9310 Broadway, Bldg II  
San Antonio, Texas, 78217

RE: 1604/Babcock Enterprise Zone Subdivision POADP #451

Mr. Miller:

The City Staff Development Review Committee has reviewed your 1604/Babcock Enterprise Zone Subdivision Preliminary Overall Area Development Plan #451. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210) 299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Pasley".

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer  
PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966  
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

CMD: 260 PLAT: 1996000093 NAME/KEY: \_\_\_\_\_ AGENCY: \_\_\_\_\_

=====

PLAT NBR: 1996000093 PLAT NAME: 1604/BABCOCK ENTERPRISE ZONE U1

APPLICATION DATE:	1 3 1996	EXPIRATION DATE:	1 2 1998
REPLAT PUBLIC HEARING DATE:	— — —	REPLAT EXPIRATION:	— — —
DEFERRAL APPROVAL DATE:	— — —	DEFRL NOTFC DATE:	— — —
NOTIFICATION DATES:	—	DEFRL EXP DATE:	— — —

FILING DATE:	5_ 28 1996	FILING EXPIRATION:	6_ 27 1996
PC DATE:	— — —	APPROVED (Y/N) :	Y
DIRECTOR DATE:	6_ 10 1996	APPROVAL EXPIRATION:	6_ 10 1999
POSTPONEMENT/WITHDRAWAL:	— — —	TIME EXT EXPIRATION:	— — —

COUNTY STATUS (A/D/P):	—	DATE:	— — —
RECORDATION DATE:	— — —	VOL:	— — —
PC NOTES:	— — —	PAGE:	— — —

PC NOTES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

'PF3' MENU

POADP accept

Jan 19, 1995

Plat submitted

Jan 3, 1996

Plat app

June 10  
~~May~~ 28, 1996

Plat must be rec

June 1999 to maintain rights